

ORDINANCE C-44-95

AN ORDINANCE TO AMEND SECTION 1135.09(b) OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO, TITLED NONRESIDENTIAL

WHEREAS, City Council adopted the Land Use Concept Plan on January 17, 1995; and

WHEREAS, the Concept Plan has identified possible areas for corporate office use; and

WHEREAS, the present zoning classifications do not specifically address this particular use.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Section 1135.09(b) is hereby amended to include the following:

(1.5) OLR OFFICE LABORATORY RESEARCH

Within the OLR use district, no building or premises shall be used and no building shall be erected which are arranged or intended or designed to be used for other than an Office/Research Use approved by Council or for one or more of the following specified uses:

60XX Depository Institutions (excluding those with drive-in facilities)

61XX Nondepository Credit Institutions

62XX Security and Commodity Brokers, Dealers, Exchanges and Services

63XX Insurance Carriers

64XX Insurance Agents, Brokers and Services

65XX Real Estate (excluding animal cemetery operation)

67XX Holding and Other Investment Offices

SECTION 2. Section 1135.12(d) is hereby amended to read, in part:

- (d) Yard dimensions next to residential and other nonresidential districts, *other than OLR District*, may be reduced to fifty percent of the requirements listed in Table 1135.12-II

SECTION 3. Section 1135.12(k) is hereby added and shall read:

- (k) In an OLR District, there shall be no structures, parking or dumpsters permitted between the right-of-way and the set back. Only landscaping and driveway access shall be permitted in this area.

SECTION 4. Table 1135.12-II NONRESIDENTIAL REQUIREMENTS, is hereby amended to include the following:

<u>District</u>	<u>Type</u>	<u>Set</u>	<u>Int.</u>	<u>Next to</u>	<u>Depth</u>	<u>Next to</u>	<u>Off Street</u>	<u>% of Lot</u>	<u>Bldg.</u>
<u>Use</u>	<u>Back</u>	<u>Side</u>	<u>Residen.</u>	<u>of Rear</u>	<u>Nonres.</u>	<u>Parking I</u>	<u>Covered</u>	<u>Height</u>	
OLR	Office	100'	50'	100'	50'	50'	150sqf	75%	120'
	Lab.								
	Research								

SECTION 5. This ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 8-7-95
Effective: 9-6-95

Attest:

Cheryl L. Grossman
Cheryl L. Grossman, President of Council

Richard L. Stage
Richard L. Stage, Mayor

Tami K. Kelly
Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

Thomas R. Clark
Thomas Clark, Director of Law